

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

Mrs. Carolyn R. Conkel
8234 Selair Road
Baltimore, Maryland 21236

Re: Petition for Special Hearing
CASE NUMBER: 89-162-SPH
SES McCormick Avenue, 400' SE Kenwood Avenue
(200 McCormick Avenue)
14th Election District - 6th Councilmanic
Petitioner(s): James W. Conkel, Sr., et ux
HEARING SCHEDULED: WEDNESDAY, OCTOBER 26, 1989 at 2:00 p.m.

Dear Mrs. Conkel:

Please be advised that \$90.90 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 059023

DATE 12/6/88 ACCOUNT R-01-415-100

AMOUNT \$ 90.90

RECEIVED FROM James W. Conkel, Sr., et ux

FOR: 89-162-SPH

VALIDATION OR SIGNATURE OF CASHIER

post set(s), there each set not

mer of

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

September 21, 1988

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing
CASE NUMBER: 89-162-SPH
SES McCormick Avenue, 400' SE Kenwood Avenue
(200 McCormick Avenue)
14th Election District - 6th Councilmanic
Petitioner(s): James W. Conkel, Sr., et ux
HEARING SCHEDULED: WEDNESDAY, OCTOBER 26, 1989 at 2:00 p.m.

Special Hearing: The addition of a 2 car garage with living quarters above consisting of: The 2 car garage will have laundry facilities, shower and flush. The upstairs will consist of a large kitchen/family room combination, one bedroom and a full bath that will be attached to the existing dwelling with a deck.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Mr. & Mrs. Conkel
File

in Restriction No.2 above, the Kitchen facilities in the proposed addition shall be removed at such time as the property is sold or transferred, or the Petitioners no longer reside in the addition.

5) Pursuant to Section 502.2 of the B.C.Z.R., a new deed incorporating a reference to this case and the restrictions and conditions set forth herein shall be recorded among the Land Records of Baltimore County within sixty days (60) of the date of this Order and a copy of the recorded Deed shall be forwarded to the Zoning Commissioner for inclusion in the case file.

6) The property cannot be sold, transferred or leased until such time as it is returned to a single family unit.

7) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with the restrictions of this order.

WITNESS the hands and seals of the Declarants herein on the day and year first above written.

WITNESS
James W. Conkel, Sr. (SEAL)
JAMES W. CONKEL, SR.
Carolyn R. Conkel (SEAL)
CAROLYN R. CONKEL

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, That on this 2nd day of February 1989, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared James W. Conkel, Sr., known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.
Notary Public

POWER AND MOSNER
21 W. SUSQUEHANNA AVE.
TOWSON, MARYLAND 21204

PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

THIS DEED OF DECLARATION, Made this 2nd day of February, in the year one thousand nine hundred and eighty-nine, by JAMES W. CONKEL, SR. and CAROLYN R. CONKEL, his wife (the "Declarants"), made pursuant to Section 502.2 of the Baltimore County Zoning Regulations and a Memorandum of Findings of Fact and Conclusions of Law dated December 7, 1988, on the Petition for Special Hearing before the Zoning Commissioner for Baltimore County, Case 89-162-SPH, the Declarants herein being the Petitioners in said proceeding.

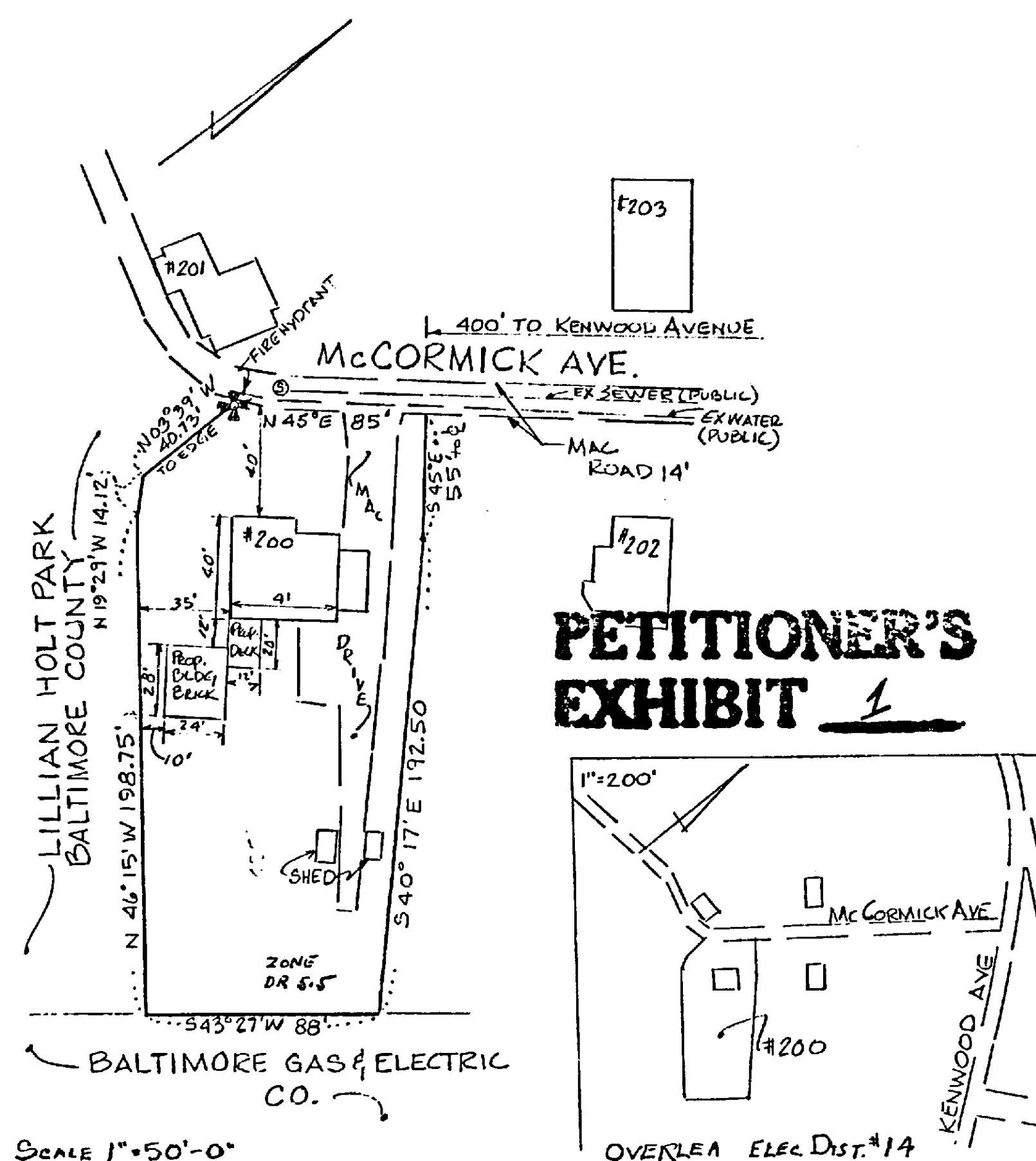
IN CONSIDERATION OF Zero Dollars and pursuant to the said Findings of Fact and Conclusions of Law, hereby subject the parcels of land hereinafter described to the restrictions provided hereinafter, the said parcels of land being described as follows:

BEGINNING FOR THE FIRST in the centre of McCormick Avenue at the beginning of the 0.89 acre tract of land which by deed dated November 4, 1949 and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1789, folio 279 was conveyed by Edward W. Lee and wife to James Lowry Wheeler and wife, and running thence with and binding on the first and second lines in said description as follows: south 45 degrees east 55 feet and south 40 degrees 17 minutes east 192.50 feet to the north west Right Of Way line of the Susquehanna Transmission Company of Maryland, thence running and binding on the northwest side of said Right-of-Way south 42 degrees west 80 feet, and thence running for a new division line through the land of said grantors, north 41 degrees 25 minutes west 251.52 feet to the centre of McCormick Avenue, and thence running and binding on the centre of McCormick Avenue north 45 degrees east 80 feet to the place of beginning.

BEGINNING FOR THE SECOND at an iron pipe driven in the ground in the northwest Right Of Way line of the Pennsylvania Water and Power Company, at the end of the 3rd line of a lot of ground described in a Deed dated August 21, 1964 and recorded among the Land Records of Baltimore County in Liber #4347 folio 60 from Rosario Mangano, et al to Howard E. Simpson, et al, said place of beginning being also at the beginning of the 0.580 Acre lot of ground described in a Deed dated 21 Oct. 1966 and recorded among the Land Records of Baltimore County in Liber 4686 folio 476 from Sophie G. McCormick, et al to Arthur H. Walz, Jr., et al; and running thence from said place of beginning, binding on said Northwest Right-of-Way line and binding on Part of the 1st line of said last mentioned Deed South 43 degrees 29 minutes West 8 feet; thence for lines of division across the last mentioned Deed, the two following courses and distances, viz: North 46 degrees 15 minutes West 198.75 feet and North 19 degrees 29 minutes West 14.12 feet to the end of the 4th line of said last mentioned Deed and to the Southeast side of a 20 foot Right-of-Way; thence binding on the 5th line of said last mentioned Deed and binding on the said Southeast

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING FOR JAMES W. CONKEL, SR.

#50



89-162-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
24th day of August, 1988.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

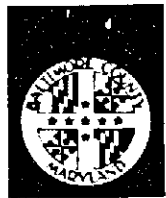
Petitioner, James W. Conkel, Sr., et ux Received by: James E. Dyer
Petitioner's Attorney Chairman, Zoning Plans
Advisory Committee

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

September 7, 1988

J. Robert Haines, Zoning Commissioner
Office of Planning & Zoning
Baltimore County Office Building
Towson, Maryland 21204



Re: Property Owner: James W. Conkel, Sr., et ux

Location: SE/S McCormick Avenue, 400' SE of Kenwood Avenue
200 McCormick Avenue

Item No.: 50

Zoning Agenda: Meeting of 8/23/88

Dennis F. Rasmussen
County Executive

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy. Garage shall comply with Chapter 22 one and two family dwellings.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. Kelly 9-7-88*
Planning Group
Special Inspection Division

NOTED &
APPROVED:

John F. Kelly
Fire Prevention Bureau

/jl

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3554

October 13, 1988



Dennis F. Rasmussen
County Executive

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, MD 21204

RECEIVED ZONING OFFICE
DATE: *10/14/88*

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 43, 50, 51, 52, 53, 54, 56, 57, 60, & 62.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/lab

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 18, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

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Mr. & Mrs. James W. Conkel, Sr.
8234 Belair Road
Baltimore, Maryland 21236

RE: Item No. 50 - Case No. 89-162-SPH
Petitioner: James W. Conkel, Sr., et ux
Petition for Special Hearing

Dear Mr. & Mrs. Conkel:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt